Tennessee

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 2, 2001, and recorded in Instrument No. 20010214-0014240 in the Register's Office of Davidson County, Tennessee, James Russell Gardner Jr., unmarried, conveyed to Arnold M.Weiss, Attorney, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on April 2, 2002, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale James L. Deatrick, Jr., whose address is 1285 N. Mt. Juliet Road, Mt. Juliet, TN 37122, being the highest and best bidder, became the purchaser of said property at and for the sum of Forty Seven Thousand Three Hundred One Dollars and 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by James L. Deatrick, Jr. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said James L. Deatrick, Jr., his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 112 on the plan of Arrowhead Estates, Section II, a plan which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee. Said Lot No. 112 fronts 50 feet on the westerly margin of Mallow Drive and extends back 231.46 feet on the northerly line and 163.80 feet on the southerly line to a dead line in the rear measuring 109.11 feet thereon.

James Gardner, Jr. obtained title to the above referenced real estate by Deed of record in Instrument No. 20010214-0014239, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 47,301

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2002.

Deputy Register

Davidson County DEEDTRS
Recvd: 04/05/02 09:08 2pgs
Fees:13.00 Taxes:175.01

20020405-0041685

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto James L. Deatrick, Jr., his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Trustee, has on April 2, 2002 hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 2, 2002 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

MARCI FREDERICK NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 08-3-05

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
913 Mallow Drive,
Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

James L. Deatrick, Jr.
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296